



February 7, 2013

ASSOCIATION NEWSLETTER

ANNUAL MEETING HELD;

The Annual Membership Meeting was held on January 10, 2013, at 6PM, at the Goleta Valley Center. There were 92 units represented in person or by proxy, constituting a quorum. The following 2 members were elected to serve on the Board (each for a 2 year-term): Mary Mason and Joe Mora. Your 2013 Board is as follows:

Craig Nicholson	Pres	2014
Mary Mason	Sec	2015
Jaime Escobedo	Treas	2014
Joe Mora	VP	2015
Lisa Schon	2 nd VP	2014

In addition, the membership also adopted the Resolution as to Excess Fees, thanked the Board and approved their 2012 actions taken on behalf of the Association.

The Association would like to thank Chris Hall for her many years of service on the Board. Her interest, diligence and care in performing her many duties and responsibilities as a Director were much appreciated.

On the flip side, the Association would like to welcome Mary Mason, a long time resident of the Grove. We look forward to her input.

A big thank-you to all who returned the proxies and/or attended the Meeting.

ASSOCIATION URGING ALL RESIDENTS TO HAVE FURNACE INSPECTED BY SO CAL GAS

At the Annual Meeting, an owner reported that when the Gas Co inspected her furnace, they found that her furnace was faulty and cracked. Apparently, her furnace was on the recall list many years ago. If you have not replaced your furnace recently, **the Association encourages all owners/residents to contact SO CAL GAS, 1-800-427-2200, to have your furnace inspected.** Usually there is no charge. Please note: So Cal Gas will only inspect and notify you of the deficiencies (if any) but will not repair your furnace unit.

Some possible brand names that may have been recalled around 2001 were Amana, Bard, American Best, American Standard, Goettl, and Trane.

Each unit owner is responsible for his/her furnace. Thank you for your prompt attention.

VEHICLES WITH EXPIRED REGISTRATION

At this time, there are several vehicles with expired registration. They are:

White Ford Explorer (w/flat tire) 6FXJ695
 Blue Dodge R Truck 6E40983
 Black Toyota Supra 1FTL446
 Maroon Hyundai Sonata 6SWU103

If you own these vehicles, please have them promptly currently registered, at the latest by the end of this month. Otherwise, they may not be parked at the Grove and/or they will be towed at the vehicle owner's expense. Thank you for your prompt attention.

SMOKE ALARMS & CARBON MONOXIDE DETECTORS REQUIRED

Effective January 1st of this year, all units must have carbon monoxide and smoke alarms. Please comply as the State requires. Thank you.

BROKEN GLASS FOUND AROUND JACUZZI

Recently, there was some broken glass, possibly from a beer bottle, was found around the Jacuzzi. As a reminder, the County Health Dept, for obvious safety reasons, prohibit glass containers in the pool area. Please comply. Thank you..

NOISY SLIDING GLASS DOOR CAUSING ANNOYANCE

Over the years, some of the rollers on the sliding glass door may need to be lubed or even replaced. At times, the screeching noise that they make can be a bothersome to the neighbors. If you have sliding door or window that makes noise when opening or closing, please have it repaired so that your neighbors can enjoy their peace and quiet. Thank you.

UNAUTHORIZED SOLICITATION BY COX CABLE SEEN

It has been reported that representatives from Cox Communications have been seen going around our complex soliciting for expanded services. If you see them (or any other solicitors), please ask them to leave as there is a "No Solicitation" sign at the front gate. As for Cox, please call the local Cox Office at 681-6651 and lodge your complaint.

PATIOS & BALCONIES NOT INTENDED FOR STORAGE

As a reminder to all, the door steps, landings and balconies are part of the common area and are particularly meant to be kept clear. No furniture, bikes or other large items are permitted on front door steps, landings or balconies. Storage on rear patios and balconies is also limited to common appropriate items like patio furniture, bikes, surf boards, etc. Please keep your home, your building, and your

complex tidy by keeping these areas from turning into a storage space. Thank you.

PET POLICY REMINDER

Due to the limited space and thin walls, owners may have **ONLY ONE DOG OR ONE CAT**. (The dog must be 25 pounds or less when fully grown). When outside, your pet should be controlled by a leash. Residents must take necessary steps to ensure that their pet does not cause any odor or noise that would infringe on others right to their space and peace. For obvious reasons, please clean up after your own pet. Thank you.

PROPER POOL USE OF POOL REMINDER

For your own safety and enjoyment, please remember the following rules:

- 1) Make sure to bring your access card with you when at the pool;
- 2) Please do not let anyone in when he/she or they do not have their access card (most likely they might be non-residents);
- 3) Make sure that pool gate is securely latched when entering and exiting;
- 4) No pets, smoking or glass containers in pool area;
- 5) Guests or friends must be accompanied by a resident at pool.

Thank you for your cooperation.

ASSOCIATION WELCOMES NEW MEMBER

The Association would like to welcome its latest member: Mr. A. Krock.

EXTERIOR PAINTING IN PROGRESS

The painting of the exterior of the buildings is progressing. The painters are working around Bldg 7620. The painting contractor, Affordable Painting, 966-9951, will continue to distribute notices to applicable building residents as they move from one building to the next.

As a reminder, if your lattice enclosure is in bad condition, please consider removing it all together. Should you wish to replace it, you

will need to ask for permission from the Board. Please put your request in writing. Furthermore, the balconies and decks must be clear for the painters to paint the building. No excessive storage allowed. Please remove items on the deck and anything that is attached to any part of the building. Front door area must be clear. The painters need access and space to properly work. Thank you in advance for your patience and cooperation.

DEHUMIDIFIER SUGGESTED

As the sun gets lower in the horizon and the days are shorter, for all those who live in the lower units with less sunlight, you want to consider getting a dehumidifier to extract moisture from the air in you unit. In addition, when not home, to minimize the musty smell, you should consider having a fan and light on. While at home, you may want to leave a window or slider open for fresh air circulation.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published

correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

The civil code requires that if you have new phone numbers, tenants, or e-mail/mailling address, to notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for February 14, 2013, at 6PM, at 7610 Hollister Ave. Meeting Room. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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